

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate

AnnualPlanforFiscalYear: **2002**

5YearPlanUpdate: 2003-2007

**TheHousingAuthorityofTheCityof
LaGrange,Texas
250NorthwestCircle**LaG range,Texas78945**

GeneJaster -ExecutiveDirector

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the City of La Grange, Texas

PHANumber: TX59 -P381

PHA Fiscal Year Beginning:(mm/yyyy) 07/2002

PHA Plan Contact Information:

Name: **Gene Jaster -Executive Director**

Phone: **(979)968 -3147**

TDD:

Email(if available): **LGHA@CVTV.net**

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☒ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☒ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered :

☒ Public Housing and Section 8 ☐ Section 8 Only ☐ Public Housing Only

AnnualPHAPlan

FiscalYear2002

[24CFRPart903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Contents	<u>Page#</u>
Annual Plan	
i. Executive Summary (optional)	3
ii. Annual Plan Information	
iii. Table of Contents	2
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	3
2. Capital Improvement Needs	3
3. Demolition and Disposition	4
4. Homeownership: Voucher Homeownership Program	5
5. Crime and Safety: PHDEP Plan	5
6. Other Information:	
A. Resident Advisory Board Consultation Process	
B. Statement of Consistency with Consolidated Plan	
C. Criteria for Substantial Deviations and Significant Amendments	

Attachments

- ☒ Attachment A: Supporting Documents Available for Review
- ☒ Attachment B: Capital Fund Program Annual Statement
- ☒ Attachment C: Capital Fund Program 5 Year Action Plan
- ☐ Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement
- ☐ Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Attachment D: Resident Membership on PHA Board or Governing Body
- ☒ Attachment E: Membership of Resident Advisory Board or Boards
- ☒ Attachment F: Statement of Progress in Meeting 5 yr. Plan in Meeting Mission and Goals
- ☒ Attachment G: Community Service Requirements
- ☒ Attachment H Attachment H: Pet Policy
- ☒ Attachment J: Deconcentration Plan
- ☒ Attachment K: Voluntary Conversion Plan

Explanation of PHA Response (must be attached if not included in PHA Plan text)

- ☐ Other (List below, providing each attachment name)

ii. Executive Summary

Strategy Statement : The Housing Authority of the City of La Grange, Texas (the Housing Authority) currently has \$1,225,000.00 in unfunded overall physical needs. This represents a slight decrease from previous assessments as a result of utilization of new technology for improved safety, new government criteria as presented by REAC and function as well as the effects of moderate inflation and the tight construction market. The vast majority of the needs are a result of normal deterioration and obsolescence at the River Valley Apts. (Tx -381-1) a 26 year old project consisting of thirty-two (32) dwelling units and at the Northwest Hills Apts. location (Tx -381-2) a 22 year old project consisting of fifty (50) dwelling units. Pursuant to current guidelines and policies, items affecting health and safety are given the highest priority. These include items related to specified initiatives such as accessibility to the physically challenged. Priorities with respect to physical needs are based on assessed actual conditions.

Policy & Program Initiatives - The Housing Authority has instituted revised policies to better reflect the spirit of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the regulations governing its implementation. Examples of which are demonstrated in the Occupancy and Admission Policy and the Pet Policy in particular. The institution of flat rents will allow income mixing to be achieved and therefore a de-concentration of poverty.

Description of Resident Partnership and Summary of General Issues - The Housing Authority believes that it has developed a strong working relationship with the residents of the Housing Authority through the Residents Council (the RC). The RC has held residents meetings at each of the projects; provided and compiled resident surveys; informally met with the Executive Director and staff throughout the year; and formally met with representatives of the Housing Authority. The concerns of the RC have been integrated into this plan. It is anticipated that the RC will continue to provide valuable input into the Capital Grant Program as it has during the Comprehensive Grant Program.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Pursuant to the provisions of QWARA a policy for **Volunteer Work** has been adopted

2. Capital Improvement Needs

[24CFRPart903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 162,318.00

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1)CapitalFundProgram5 -YearActionPlan

TheCapitalFundProgram5 -YearActionPlanisprovided as **AttachmentC**

(2)CapitalFundProgramAnnualStatement

TheCapitalFundProgramAnnualStatementisprovidedas **AttachmentB**

3.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicability:Section8onlyPHAsarenotrequiredtocomplete thissection.

1. ☐ Yes ☒ No: DoesthePHAplantoconductanydemolitionordispositionactivities (pursuanttosection18oftheU.S.HousingActof1937(42U.S.C. 1437p))intheplanFiscalYear?(If“No”,skipto nextcomponent;if “yes”,completeoneactivitydescriptionforeachdevelopment.)

2.ActivityDescription

Demolition/DispositionActivityDescription (NotincludingActivitiesAssociatedwithHOPEVIorConversionActivities)	
1a.Developmentname:	
1b.Development(project)number:	
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission: <u>(DD/MM/YY)</u>	
5.Numberofunitsaffected:	
6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	
7.Relocationresources(selectallthatapply) <input type="checkbox"/> Section8for units <input type="checkbox"/> Publichousingfor units <input type="checkbox"/> Preferenceforadmissiontootherpublichousingorsection8 <input type="checkbox"/> Otherhousingfor units(describewhat)	
8.Timelineforactivity: a. Actualorprojectedstartdateofactivity: b. Actualorprojectedstartdateofrelocationactivities: c.Projectendeddateofactivity:	

4.VoucherHomeownershipProgram

[24CFRPart903.79(k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☐ Yes ☐ No: The PHDEP Plan is attached as Attachment _____

6. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached as Attachment (Filename) Attachment ____
3. In what manner did the PHA address those comments? (select all that apply)
- ☒ The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included:
 - ☐ Yes ☐ No: below or
 - ☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.
 - ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment ____.
 - ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **State of Texas**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs off families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- ☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

1. Emergency variations caused by factors beyond the control of the PHA MAY necessitate changes to the 5-year plan.
2. RAB input as to priorities and continuing additional needs assessments MAY necessitate changes to the 5-year plan

B. Significant Amendment or Modification to the Annual Plan:

1. Emergency variations caused by factors beyond the control of the PHA MAY necessitate changes to the Annual plan.
2. RAB input as to priorities and continuing additional needs assessments MAY necessitate changes to the Annual plan

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
XX	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
XX	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						Part 1: Summary	
PHA Name: <i>Housing Authority of the City of La Grange, Texas</i>			Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150102</i> Replacement Housing Factor Grant No:			Federal FY of Grant: <i>10/2002</i>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report							
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost			
		Original	Revised	Obligated	Expended		
1	Total Non - CFP Funds						
2	1406 Operations	\$9,090.00					
3	1408 Management Improvements Soft Costs	\$3,585.00					
	Management Improvements Hard Costs						
4	1410 Administration	\$8,115.00					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$25,850.00					
8	1440 Site Acquisition						
9	1450 Site Improvement	\$16,800.00					
10	1460 Dwelling Structures	\$68,551.00					
11	1465.1 Dwelling Equipment — Nonexpendable	\$5,225.00					
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment	\$14,500.00					
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs	\$2,500.00					
18	1499 Development Activities						
19	1502 Contingency						
	Amount of Annual Grant: (sum of lines.....)	\$154,216.00					
	Amount of line XX Related to LBP Activities						
	Amount of line XX Related to Section 504 compliance						
	Amount of line xx Related to Security — Soft Costs						
	Amount of Line 11 Related to Security -- Hard Costs						
	Amount of line 11 Related to Energy Conservation Measures						
Signature of Executive Director		Signature of Public Housing Director/Office Programs Administrator					

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II : Supporting Pages

PHAName: <i>HousingAuthorityoftheCity OfLaGrange,Texas</i>		GrantTypeandNumber CapitalFundProgramGrantNo: <i>Tx59p38150102</i> ReplacementHousingFactorGrantNo:				FederalFYofGrant: <i>10/2002</i>			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWorkCategories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
					Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>		1406		\$9,090.00				
PHAWide	<u>AdministrativeAssistant</u>		1406		\$5,650.00				
	ThePHAhasafundedpositionofAdmin.Ass’t. Thispositionisallowsforthirty -two(32)hours perweek.WhileModernizationisbeing accomplisheditisnecessarytoincrease thethe hoursbyeight(8)hoursperweektoatotalof fourty(40)hoursperweek								
PHAWide	<u>Part-TimeClerk</u>		1406		\$3,440.00				
	ThePHAhasaneedforanewpositionofapart timeclerk.Thispositionwouldbeforfour(4) daysamontha tfour(4)hoursperdaytoallow theE.D.andtheAdim.Ass’t.toperformduties necessaryforthecompletionofMod.Efforts. 16hrspersmonth@\$950								
	<u>ManagementImprovementsn</u>		1408		\$3,585.00				
PHAWide	<u>CommunicationEnhasmnts</u>		1408		\$1,450.00				
	ThePHAadministerstwo(2)sitesseperatedby approx.eight(8)miles.ThePHAhasaneedto improvetheabilitytoquicklyrespondtothe needsofResidentsandtocommunicatewith staff.Theuseoftwo(2)celluarphonesismost costeff ectivewaytocorrectthisproblem								
PHAWide	<u>ComputerSoftware</u>		1408		\$2,135.00				
	ThePHAhasneedfornewsoftwareassociated withreportingandaccountingforHUDrequired programs								
	<u>Administration</u>		1410		\$8,115.00				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II : Supporting Pages

PHAName: <i>Housing Authority of the City Of La Grange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150102</i> Replacement Housing Factor Grant No:					Federal FY of Grant: <i>10/2002</i>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
TX381-1&2	<u>Non-Technical Salaries</u>		1410		\$2,800.00				
	The PHA is required to utilize staff time associated with financial management, Record keeping and reporting								
TX381-1&2	<u>Technical Salaries</u>		1410		\$3,200.00				
	The PHA is required to utilize staff time associated with procurement, resource Management and construction								
TX381-1&2	<u>Employee Benefit Contributions</u>		1410		\$1,140.00				
	Employee benefits associated with above listed salaries are required								
TX381-1&2	<u>Travel Costs</u>		1410		\$325.00				
	The PHA require funds for travel associated with the program								
TX381-1&2	<u>Sundry Costs</u>		1410		\$650.00				
	Funds are needed for advertising mail and associated other costs								
	<u>Fees and Costs</u>		1430		\$25,900.00				
TX2381-1&2	<u>A/E Fees</u>		1430		\$15,100.00				
	Design and construction services are required due to scope and complexity of improvements								
TX381-1&2	<u>Modernization Coordinator</u>		1430		\$4,300.00				
	Services required to assist PHA in fulfillment of program								
PHA Wide	<u>Utility Allowance Study</u>		1406		\$6,500.00				
	The PHA has improved the Energy Usage of its units. The PHA needs to accomplish a new Utility Allowance Study since the improvements								

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II : Supporting Pages

PHAName: <i>HousingAuthorityoftheCity OfLaGrange,Texas</i>		GrantTypeandNumber CapitalFundProgramGrantNo: <i>Tx59p38150102</i> ReplacementHousingFactorGrantNo:				FederalFYofGrant: <i>10/2002</i>			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWorkCategories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
					Original	Revised	Funds Obligated	Funds Expended	
	<u>SiteI mprovements</u>		<u>1450</u>		<u>\$16,800.00</u>				
TX381-1&2	<u>MailStations</u>		1450		\$3,145.00				
	ThePHAisrequiredbytheUSPDtoimprove themailstationsatbothlocations								
Tx381-1	<u>TreeTrimming&Removal</u>		1450		\$1,450.00				
	ThePHANeedsstheservice sofaProfessional, bonded&insuredcompanytotrimandremove severaltrees								
Tx381-1	<u>SidewalksandRamps</u>		1450		\$12,205.00				
	RampsandSidewalksarerequiredtoreplace thoseremovedwhensewersreplaced								
	<u>DwellingStructures</u>		<u>1460</u>		<u>\$68,551.00</u>				
Tx381 -2	<u>Siding</u>		1460		\$12,160.00				
	ThePHANeedstoremovedeterioratedwood sidingatfront,rearandwindowsandreplace withamoremoistureresidentproduct								
Tx381-1&2	<u>ExteriorPainting</u>		1460		\$10,800.00				
	ThePHANeedstopainttheexterioroffourty - one(41)buildingsduetonormaldeterioration andinconjunctionwithnewsiding								
Tx381-2	<u>KitchenCabinets</u>		1460		\$8,903.00				
	ThePHAhasaneedtoreplacedeteriorated kitchencabinetsineight(8) twobedroomunits andfive(5)threebedroomunits.Replacennment toincludenewheavyweightdrawerguides,new lifetimedoorhinges,pulls,countertops&back splashes								
Tx381-2	KitchenSinks		1460		\$1,150.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II : Supporting Pages

PHAName: <i>HousingAuthorityoftheCity OfLaGrange,Texas</i>		GrantTypeandNumber CapitalFundProgramGrantNo: <i>Tx59p38150102</i> ReplacementHousingFactorGrantNo:				FederalFYofGrant: <i>10/2002</i>			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWorkCategories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
					Original	Revised	Funds Obligated	Funds Expended	
	Replaceexi stingdeterioratedandrustystainless steelkitchensinksandnewfaucets								
Tx381-1	<u>ExteriorEntranceLighting</u>		1460		\$8,645.00				
	ThePHAhasaneedtoimproveSecurityat thirtyy-two(32)dwellingunitsbyinstalling photoelectriccellcon trolledHighPressure Sodiumexteriorlighting								
Tx381-2	<u>WallFinishes</u>		1460		\$9,500.00				
	ThePHAhasaneedtoimprovedeteriorated wallfinishesinfourteen(14)dwellingunits								
Tx381-2	<u>Flooring</u>		1460		\$12,200.00				
	ThePHAhas aneedtoreplacedeteriorated vinylflooringintwelve(12)units								
Tx381-1	<u>InteriorLighting</u>		1460		\$6,943.00				
	ThePHAhasaneedtoreplaceexisting incandescentinteriorlightingwithenergy efficientflorescentlighting								
	<u>DwellingEquipment</u>		<u>1465.1</u>		<u>\$5,225.00</u>				
Tx381-1&2	<u>Stoves</u>		1465.1		\$1,925.00				
	ThePHAhasaneedtoreplacefive(5) deterioratedstoveswithenergyefficientstoves								
Tx381-1&2	<u>Refrigerators</u>		1465.1		\$2,1750.00				
	ThePHAhasaneedtore placefive(5) deterioratedrefrigeratorswithenergyefficient refrigerators								
Tx381-1&2	<u>WaterHeaters</u>		1465.1		\$1,125.00				
	ThePHANEedstoreplacefive(5)deteriorated waterheaterswithenergyefficientmodels								

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII :SupportingPages

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/C Part III: Implementation Schedule		FPRHF)
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CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName HousingAuthorityof theCityofLaGrange,Texas		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:10/2003 PHAFY:2004	WorkStatementforYea r3 FFYGrant:10/2004 PHAFY:2005	WorkStatementforYear4 FFYGrant:10/2005 HAFY:2006	WorkStatementforYear5 FFYGrant:10/2006 PHAFY:2007
	Annual Statement				
PHAWIDE		\$42,340.00	\$43,440.00	\$43,440.00	\$43,440.00
Tx381-001		\$24,485.00	\$23,105.00	\$20,378.00	\$19,385.00
Tx381-002		\$87,391.00	\$87,671.00	\$90,398.00	\$91,391.00
TotalCFPFunds (Est.)		\$154,216.00	\$154,216.00	\$154,216.00	\$154,216.00
Total Replacement HousingFactor Funds					

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u> 2 </u> FFYGrant:10/2003 PHAFY:2004			ActivitiesforYear: <u> 3 </u> FFYGrant:10/2004 PHAFY: 2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
SEE	RiverValley	Dryerconections	\$8,385.00	RiverVally	FlourscentInterior	\$4,855.00
ANNUAL	Tx381 -001	Flooring	\$12,000.00	Tx381 -001	Lighting	
STATEMENT		FlourscentInterior	\$4,100.00		KitchenRenovations	\$10,400.00
		Lighting			BathRenovations	\$7,850.00
		SUBTOTAL	\$24,485.00		SUBTOTAL	\$23,105.00
	NorthWestHills	KitchenRenovation s	\$18,450.00	NothWestHills	KitchenRenovations	\$24,649.00
	Tx381 -002	BathRenivations	\$10,050.00	Tx381 -002	BathRenivations	\$18,800.00
		FlourscentInterior	\$16,041.00		WallRepairs	\$22,000.00
		Lighting			Flooring	\$14,698 .00
		ExteriorLighting	\$12,050.00		Walks&Ramps	\$7,524.00
		WallRepairs	\$20,000.00		SUBTOTAL	\$87,671.00
		Flooring	\$10,800.00			
		SUBTOTAL	\$87,391.00			
	PHAWide	Operations	\$9,500.00	PHAWide	Operations	\$9, 600.00
		Administration	\$8,115.00		Administration	\$9,115.00
		A/EServices	\$19,500.00		A/EServices	\$19,500.00
		Refigerators/Stoves	\$5,225.00		Refigerators/Stoves	\$5,225.00
		SUBTOTAL	\$42,340.00		SUBTOTAL	\$43,440.00
TotalCFPEstimatedCost			\$ 154,216.00			\$ 154,216.00

PartII:SupportingPages —WorkActivitiesActivitiesforYear:_ 4 _

FFYGrant:10/2005

PHAFY:2006

ActivitiesforYear:_ 5 _

FFYGrant:10/2006

PHAFY:2007

Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
RiverValley	KitchenRenovations	\$10,400.00	RiverValley	WindowCoverings	\$ 4,500.00
Tx381-001	BathRenovations	\$7,450.00	Tx381-001	DoorHardware	\$5,500.00
	Flooring	\$2,528.00		Sidewalks	\$4,500.00
					\$4,885.00
	SUBTOTAL	\$20,378.00			
				SUBTOTAL	\$19,385.00
NorthWestHills	KitchenRenovations	\$23,500.00	NorthWestHills	ResurfaceParking	\$28,209.00
Tx381-002	BathRenovations	\$18,800.00	Tx381-002	ReplaceWindows	\$41,000.00
	WallRepairs	\$22,000.00		Fencing	\$22,182.00
	Flooring	\$12,800.00			
	Walks&Ramps	\$11,450.00			
	ParkingRenovations	\$1,848.00			
	SUBTOTAL	\$90,398.00		SUBTOTAL	\$91,391.00
PHAWide	Operations	\$9,600.00	PHAWide	Operations	\$9,600.00
	Administration	\$9,115.00		Administration	\$9,115.00
	A/EServices	\$19,500.00		A/EServices	\$19,500.00
	Refrigerators/Stoves	\$5,225.00		Refrigerators/Stoves	\$5,225.00
	SUBTOTAL	\$43,440.00		SUBTOTAL	\$43,440.00
TotalCFPEstimatedCost		\$ 154,216.00			\$154,216.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <i>Housing Authority of the City of La Grange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150101</i> Replacement Housing Factor Grant No:			Federal FY of Grant: <i>10/2001</i>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: ONE(1)) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	\$16,186.00	\$16,186.00	\$16,186.00	\$1,626.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$19,400.00	\$19,400.00	\$19,400.00	\$15,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$19,000.00	\$19,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$82,232.00	\$96,732.00	\$96,732.00	\$81,064.00
11	1465.1 Dwelling Equipment —Nonexpendable	\$11,000.00	\$11,000.00	\$11,000.00	\$5,375.00
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment	\$14,500.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$162,318.00	\$162,318.00	\$143,318.00	\$103,065.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line xx Related to Security —Soft Costs				
	Amount of Line I Related to Security --Hard Costs	\$39,380.00	\$58,485.00	\$58,485.00	\$58,485.00
	Amount of line I Related to Energy Conservation Measures	\$10,428.00	\$10,428.00	\$10,428.00	\$10,428.00
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: <i>Housing Authority of the City Of La Grange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150101</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>10/2001</i>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	<u>Administration</u>		1410		\$16,186.00		\$16,186.00	\$1,626.00	
TX381-1&2	<u>Non-Technical Salaries</u>		1410		\$3,600.00		\$3,600.00	\$1,626.00	On Going
	The PHA is required to utilize staff time Associated with financial management, Record keeping and reporting								
TX381-1&2	<u>Technical Salaries</u>		1410		\$5,800.00		\$5,800.00	\$0.00	On Going
	The PHA is required to utilize staff time Associated with procurement, resource Management and construction								
TX381-1&2	<u>Employee Benefit Contributions</u>		1410		\$5,406.00		\$5,406.00	\$0.00	On Going
	Employee benefits associated with above listed salaries are required								
TX381-1&2	<u>Travel Costs</u>		1410		\$480.00		\$480.00	\$0.00	On Going
	The PHA requires funds for travel associated with the program								
TX381-1&2	<u>Sundry Costs</u>		1410		\$900.00		\$900.00	\$0.00	On Going
	Funds are needed for advertising mail and associated other costs								
	<u>Fees and Costs</u>		1430		\$19,400.00		\$19,400.00	\$15,000.00	On Going
TX296-1	<u>A/E Fees</u>		1430		\$15,100.00		\$15,100.00	\$13,000.00	On Going
	Design and construction services are required due to scope and complexity of improvements								
TX296-1	<u>Modernization Coordinator</u>		1430		\$4,300.00		\$4,300.00	\$2,000.00	On Going
	Services required to assist PHA in fulfillment of program								
	<u>Site Improvements</u>		1450		\$19,000.00		\$19,000.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: <i>Housing Authority of the City Of La Grange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150101</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>10/2001</i>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
Tx381-1	<u>Sewer Lines</u>		1450		\$11,000.00		\$11,000.00	\$0.00	Contract
	The PHA has a need to remove 480 linear feet of 10" sewer line tiles, deteriorated by the encroachment of tree roots and replaced with 10" PVC sewer line								Pending
Tx381-2	<u>Sidewalk and Handrail</u>		1450		\$8,000.00		\$8,000.00	\$0.00	Contract
	The PHA has a need to replace sidewalks due to "trip -hazards" and topographic needs of the site configuration the installation of handrails is imperative								Pending
	<u>Dwelling Structures</u>		1460		\$82,232.00	\$96,732.00	\$96,732.00	\$81,064.00	
Tx381-1	<u>Security Screen Doors</u>		1460		\$9,640.00	\$10,026.00	\$10,026.00	\$10,026.00	Completed
	To improve the Security of Tenants the PHA needs to provide and install new Security Screen Doors with stainless steel fabric at the front and rear of units								
Tx381-2	<u>Security Screen Doors</u>		1460		\$0.00	\$14,750.00	\$14,750.00	\$14,750.00	Completed
	To improve the Security of Tenants the PHA needs to provide and install new Security Screen Doors with stainless steel fabric at the front and rear of units								
Tx381-1	<u>Security Window Screens</u>		1460		\$13,724.00	\$18,205.00	\$18,205.00	\$18,205.00	Completed
	To improve the Security of Tenants the PHA needs to provide and install new Security Full Window Screens with stainless steel fabric at ALL windows								
Tx381-1&2	<u>Entrance Door Locks</u>		1460		\$11,000.00	\$14,900.00	\$14,900.00	\$14,500.00	On Going
	To improve Security replace ALL Locks at the front, rear entrances and storage								

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: <i>Housing Authority of the City Of La Grange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150101</i> Replacement Housing Factor Grant No:					Federal FY of Grant: <i>10/2001</i>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	areas with interchangeable core locks								
Tx381 -2	<u>Siding</u>		1460		\$5,500.00	\$6,000.00	\$6,000.00	\$6,000.00	
	The PHA need to remove deteriorated wood siding at front, rear and windows and replace with a more moisture resistant product								
Tx381-2	<u>Exterior Painting</u>		1460		\$5,800.00	\$0.00	\$0.00	\$0.00	Reprogramed
	The PHA need to paint the exterior of twenty-six (26) buildings due to normal deterioration and in conjunction with new siding								To FFY 2002
Tx381-1	<u>Kitchen Cabinets</u>		1460		\$10,200.00	\$0.00	\$0.00	\$0.00	Reprogramed
	The PHA has a need to renovate deteriorated kitchen cabinets in four (4) two bedroom units and six (6) one bedroom units. Renovation to include new heavy weight drawer guides, new lifetime door hinges, pulls, countertops & back splashes and refinishing								To FFY 2002
Tx381-1	<u>Kitchen Sinks</u>		1460		\$3,200.00	\$0.00	\$0.00	\$0.00	Reprogramed
	Replace existing deteriorated cast iron kitchen sinks with maintainable stainless steel sinks and new faucets								To FFY 2002
Tx381-1	<u>Exterior Entrance Lighting</u>		1460		\$6,240.00	\$0.00	\$0.00	\$0.00	Reprogramed
	The PHA has a need to improve Security at thirty -two (32) dwelling units by								To FFY 2002

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: <i>Housing Authority of the City Of La Grange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150101</i> Replacement Housing Factor Grant No:					Federal FY of Grant: <i>10/2001</i>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	installing photoelectric cell controlled High Pressure Sodium exterior lighting								
Tx381-1	<u>Wall Finishes</u>		1460		\$2,500.00	\$24,851.00	\$24,851.00	\$9,683.00	On Going
	The PHA has a need to improve deteriorated wall finishes								
Tx381-1	<u>Flooring</u>		1460		\$4,000.00	\$6,500.00	\$6,500.00	\$6,500.00	On Going
	The PHA has a need to replace deteriorated vinyl flooring								
Tx381-1	<u>Interior Lighting</u>		1460		\$10,428.00	\$1,500.00	\$1,500.00	\$1,000.00	On Going
	The PHA has a need to replace existing incandescent interior lighting with energy efficient florescent lighting								
	<u>Dwelling Equipment</u>		1465.1		\$11,000.00		\$11,000.00	\$5,375.00	
Tx381-1&2	<u>Stoves</u>		1465.1		\$4,100.00		\$4,100.00	\$2,400.00	On Going
	The PHA has a need to replace stoves with energy efficient stoves								
Tx381-1&2	<u>Refrigerators</u>		1465.1		\$4,400.00		\$4,400.00	\$2,500.00	On Going
	The PHA has a need to replace refrigerators with energy efficient refrigerators								
Tx381-1&2	<u>Water Heaters</u>		1465.1		\$2,500.00		\$2,500.00	\$475.00	On Going
	The PHA has a need to replace water heaters with energy efficient models								
	<u>Non-Dwelling Equipment</u>		1475		\$14,500.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>Maintenance Vehicle</u>		1475		\$14,500.00	\$0.00	\$0.00	\$0.00	Reprogramed
	The PHA has a need to replace a eleven (11) year old maintenance vehicle (To FFY 2002

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Housing Authority of the City of LaGrange, Texas	Grant Type and Number Capital Fund Program Grant No: Tx59p38150100 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/2000
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2(TWO))
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/30/01	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	\$15,186.00	\$15,186.00	\$15,186.00	\$15,186.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$18,004.00	\$18,004.00	\$18,004.00	\$18,004.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$5,675.00	\$5,675.00	\$1,200.00	\$1,200.00
10	1460 Dwelling Structures	\$104,229.00	\$118,729.00	\$81,980.00	\$118,729.00
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
13	1475 Nondwelling Equipment	\$14,500.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$159,094.00	\$159,094.00	\$154,619.00	\$154,619.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security — Soft Costs				
	Amount of Line XX related to Security — Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	\$101,267.00	\$81,980.00	\$81,980.00	\$81,980.00
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of La Grange, Texas		Grant Type and Number Capital Fund Program Grant No: Tx59p38150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHAWide	<u>Administration</u>		1410		\$15,186.00	\$15,186.00	\$15,186.00	\$15,186.00	
	<u>Non-Technical Salaries</u>		1410		\$3,600.00	\$3,600.00	\$3,600.00	\$600.00	Completed
	The PHA is required to utilize additional staff time associated with financial management, record keeping and reporting								
	<u>Technical Salaries</u>		1410		\$4,800.00	\$4,800.00	\$4,800.00	\$4,800.00	Completed
	The PHA is required to utilize additional staff time associated with procurement, resource management and construction.								
	<u>Employee Benefit Contribution</u>		1410		\$5,406.00	\$5,406.00	\$5,406.00	\$5,406.00	Completed
	<u>Travel Expense</u>		1410		\$480.00	\$480.00	\$480.00	\$480.00	Completed
	<u>Sundry</u>		1410		\$900.00	\$900.00	\$900.00	\$900.00	Completed
PHAWide	<u>Fees and Costs</u>		1430		\$18,004.00	\$18,004.00	\$18,004.00	\$18,004.00	
	<u>Architect/Engineer Fee</u>		1430		\$6,579.00	\$6,579.00	\$6,579.00	\$6,579.00	Completed
	<u>Construction Management</u>		1430		\$4,545.00	\$4,545.00	\$4,545.00	\$4,545.00	Completed
	<u>Modernization Coordinator</u>		1430		\$4,772.00	\$4,772.00	\$4,772.00	\$4,772.00	Completed
	<u>Inspection Fee</u>		1430		\$2,108.00	\$2,108.00	\$2,108.00	\$2,108.00	Completed
	<u>Site Improvements</u>		1450		\$5,675.00	\$5,675.00	\$5,675.00	\$1,200.00	Contract
Tx381 -001	<u>Sidewalk Modifications</u>		1450		\$3,500.00	\$4,475.00	\$4,475.00	\$0.00	Pending
	Required due to changes in ground conditions and potential triphaz								
					Original	Revised	Funds	Funds	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of LaGrange, Texas		Grant Type and Number Capital Fund Program Grant No: Tx59p38150100 Replacement Housing Factor Grant No:					Federal FY of Grant: 10/2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
							Obligated	Expended	
Tx381 -001	<u>Tree Trimming</u>		1450		\$2,175.00	\$1,200.00	\$1,200.00	\$1,200.00	Completed
	The Services of a Professional Tree Trimming Company are required by the size and proximity to dwelling structures								
	<u>Dwelling Units</u>		1460		\$104,229.00	\$118,729.00	\$118,729.00	\$118,729.00	
Tx381 -002	<u>Air Conditioning</u>		1460		\$104,229.00	\$80,000.00	\$80,000.00	\$80,000.00	Completed
	For the Health and Safety of Elderly, Disabled and Families HVAC improvements are necessary. Also to remain in a positive position to attract economic diversity in the residents the installation of Air Conditioning is necessary								
Tx381 -001	<u>Kitchen Cabinet Renovations</u>		1460		\$ 0.00	\$16,500.00	\$16,500.00	\$16,500.00	Completed
	Remove and replace existing deteriorated sink bottoms with new 3/4" plywood, sealed. Remove existing deteriorated hinges and replace. Remove and install new 125# drawer slides								
Tx381 -001	<u>Shower Surrounds</u>		1460		\$0.00	\$22,229.00	\$22,229.00	\$22,229.00	Completed
	Install new bath shower complete with new scald guard valve, tile backer, 6X6 ceramic tile to the ceiling line, shower curtain & rod, and low flow shower head. Repair framing as necessary								
					Original	Revised	Funds	Funds	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of La Grange, Texas		Grant Type and Number Capital Fund Program Grant No: Tx59p38150100 Replacement Housing Factor Grant No:					Federal FY of Grant: 10/2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
							Obligated	Expended	
	<u>Non Dwelling Units</u>		1470		<u>\$1,500.00</u>	<u>\$1,500.00</u>	<u>\$1,500.00</u>	<u>\$1,500.00</u>	Completed
Tx381 -002	<u>HVAC System</u>		1470		\$1,500.00	\$1,500.00	\$ 1,500.00	\$1,500.00	Completed
	Due to age and deterioration the HVAC system at the Site office requires replacement								
	<u>Non Dwelling Equipment</u>		1475		<u>\$14,500.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	Reprogram
PHA Wide	<u>Maintenance Vehicle</u>		1475		\$14,500.00	\$0.00	\$0.00	\$0.00	To the 2001 Federal FY
	The PHA has a need to replace an eleven (11) year old maintenance vehicle (Approved in the 2000 CGP budget but reprogrammed due to more pressing issues involving Tenant needs)								

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII:Implem entationSchedule

[illegible]

Required Attachment __ D__: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Ms. Etta Lemley

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires): **May 2003**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: **May 2002**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Mrs. Janet Moerbe - Mayor**

Required Attachment ____ E ____: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Ms. Etta Lemley
Ms. Lisa Polasek
Ms. Milda McClean
Ms. Mary Ann Miller
Ms. Monica Kunkel
Ms. Ruth Bordovsky
Ms. Linda August
Ms. Carol Vise
Ms. Marla Reyes
Mr. Robert Thompson Jr.

Required Attachment F: Statement of Progress in Meeting the 5 Year Plan Mission and Goals

The Housing Authority of the City of La Grange, Texas is actively pursuing a program to improve the physical conditions at all of their properties. This program has been developed with the input of the Resident Councils and is proceeding in accordance with the progress schedule.

The Housing Authority has established a procedure to review the physical needs and will amend the work priorities due to emergency conditions and the input of the Residents Council.

Currently the Housing Authority has revised some of the priorities for the 2000 Capital Grant Program and amended its 5 year plan to denote these changes. (see the included 5 year plan and the Annual Statement/Performance and Evaluation Report HUD 50075)

Required Attachment G: Community Service Requirements

The Housing Authority of the City of La Grange, Texas is currently in the process of implementing a policy that will address the Community Service/Self Sufficiency portion of the Quality Housing and Work Responsibility Act of 1998.

A brief summary of the policy follows:

- A. Background**
A summary of the reasons for the requirement and how QHWR requires this program
- B. Definitions**
Community Service, Self Sufficiency, Exemptions are explained
- C. Requirements of the Program**
 - 1. Eight Hours per Month in Volunteer work or Job Training**
 - 2. Must be EACH month. May NOT skip a month then try and catch up**
 - 3. Activities are to be performed within the community**
 - 4. Family Obligations**
 - a. At least one execution and re-examination**
 - b. Each quarter tenant must provide documentation of activities**
 - c. Agreement to correct noncompliance within the next quarter**
 - d. Change in exempt status**
 - 5. PHA Obligations**

The Housing Authority of the City of La Grange, Texas has established a policy regarding the Ownership of Pets by residents of Public Housing in accordance with the Final Rule published in the Federal Register on July 10, 2000.

A brief summary of the Pet Policy follows:

- 1 Type of animals domesticated dogs, cats, birds and fish**
- 2 Number per household One**
- 3 Size of animal less than 20 pounds, and 16 inches in height**
- 4 License requirements with the City of La Grange/Inoculations**
- 5 Maintenance of pets with State and local Health ordinances**
- 6 Spayed or neutered only**
- 7 No outside structures for animals**
- 8 No Commercial raising or training of animals**
- 9 No vicious or intimidating pet on property**
- 10 Disturbances caused by pets**
- 11 Feeding and care of dogs and cats and waste**
- 12 Pet orders**
- 13 No Pet Doors**
- 14 Pet Deposit Of**
- 15 Prohibition of feeding stray animals**
- 16 Breach of this policy is grounds for Lease Termination**

**Required Attachment J : Deconcentration of Poverty and Income
Mixing Policy**

The Housing Authority of the City of La Grange, Texas is constantly striving to increase the income of its residents. The properties which it maintains are of mixed income and are in compliance with the guidelines of the program.

The high area income parameters and the goal to accomodate *tennant* of *moderate means* are at times in conflict.

Required Attachment __ K : Voluntary Conversion Initial Assessment

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
TWO (2)
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **NONE**
- c. How many Assessments were conducted for the PHA's covered developments?
NONE Complete
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**

Development Name	Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **In the initial phase of information gathering**

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